

Initial timeline slated for project

Actus Lend Lease plans to conduct four major phases of construction. Minor renovation work will be scheduled in a manner to minimize inconvenience to residents:

February to April 2005: Site mobilization

Phase One – May 2005 to August 2006: Demolish 194 units in Capehart, renovate/replace 170 units in Capehart, build 24 new units in Earhart, and build housing office & community center

Phase Two – July 2006 to January 2008: Demolish 222 Earhart units and build 266 new units

Phase Three – October 2007 to February 2009: Demolish 214 Earhart units and build 196 new units

Phase Four – November 2008 to January 2010: Demolish 186 Earhart units, build 160 new units, and build swimming pool and recreational sports complex.

Hickam's housing privatization project at a glance

By Ryan Mielke

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Goal:

To provide military families access to safe, quality, affordable, well-maintained housing in a community where they will choose to live.

Project overview:

This project involves a real estate transaction to privatize approximately half of the military family housing at Hickam.

The Air Force intends to lease approximately 238 acres of land for 50 years and convey 1,356 existing housing units and other improvements to Actus Lend Lease, a private community development company.

After Feb. 1, Actus Lend Lease will own and operate a rental housing development for military families for 50 years, as well as finance, plan, design and construct improvements. Actus Lend Lease will within approximately five years after closing:

- Build 16 new and conduct major renovation on 622 units in Earhart housing area.

- Conduct major renovation on 178 Capehart units.

- Conduct minor renovation on 354 Capehart units and 186 Earhart units.

The contract:

The success of the project is based on a long-term commitment between the Air Force and Actus Lend and Lease.

Hickam brings:

- 1,356 revenue-producing housing units and improvements
- Long-term land lease (50 years) for Capehart and Earhart housing areas.

Actus Lend Lease brings:

- A complete and feasible business and financing package.
- New and renovated homes within five years after closing.
- Well-developed community plans and quality designs.
- Quality property management for 50 years.



An artist's rendition of the soon to be built development of the Kokomalei Street Housing office and community center.



An artist's rendition of the new development from Halehaka Street.

Q & A

Q. Why is the Air Force privatizing military housing?

A. The Air Force wants to provide military families access to safe, quality, affordable, well-maintained housing in a community where they will choose to live. Since traditional Military Construction funds are unavailable to meet this goal in a timely manner, Air Force officials have determined that the best solution is to use privatization to accelerate the process. The units will be privatized for a period of 50 years.

Q. When will I have to start paying rent and how will I do it?

A. The projected date to convey the property and start collecting rent payments is Feb. 1. Prior to that date, you will need to sign three documents:

1. A continuing month-to-month rental agreement that includes a PCS clause;
2. Basic allowance for housing start form to begin receiving BAH at the "with dependent" rate.
3. Military pay allotment form to pay a rental amount equal to your "with dependent" BAH rate. Electricity, water, sewer, refuse collection and renter's insurance are included in the payment.

